



1 Kilmuir Close, SANDHURST, Berkshire GU47 0XQ

OFFERS IN EXCESS OF £500,000

Jigsaw Estates are proud to offer this immaculately presented link detached home situated on a corner plot. In terms of accommodation there are three double bedrooms upstairs and a refitted bathroom. Downstairs the property is very versatile because it has a wonderful dining room space leading through to a separate family room with doors onto the garden and a separate living room. The kitchen has also been refitted to a high standard and again it is immaculate.

On top of all this there is a refitted cloakroom, UPVC double glazing, single garage with a brick built workshop at the back, a south easterly facing garden and a driveway for several vehicles.

Please call us today to avoid disappointment on this gem of a property!

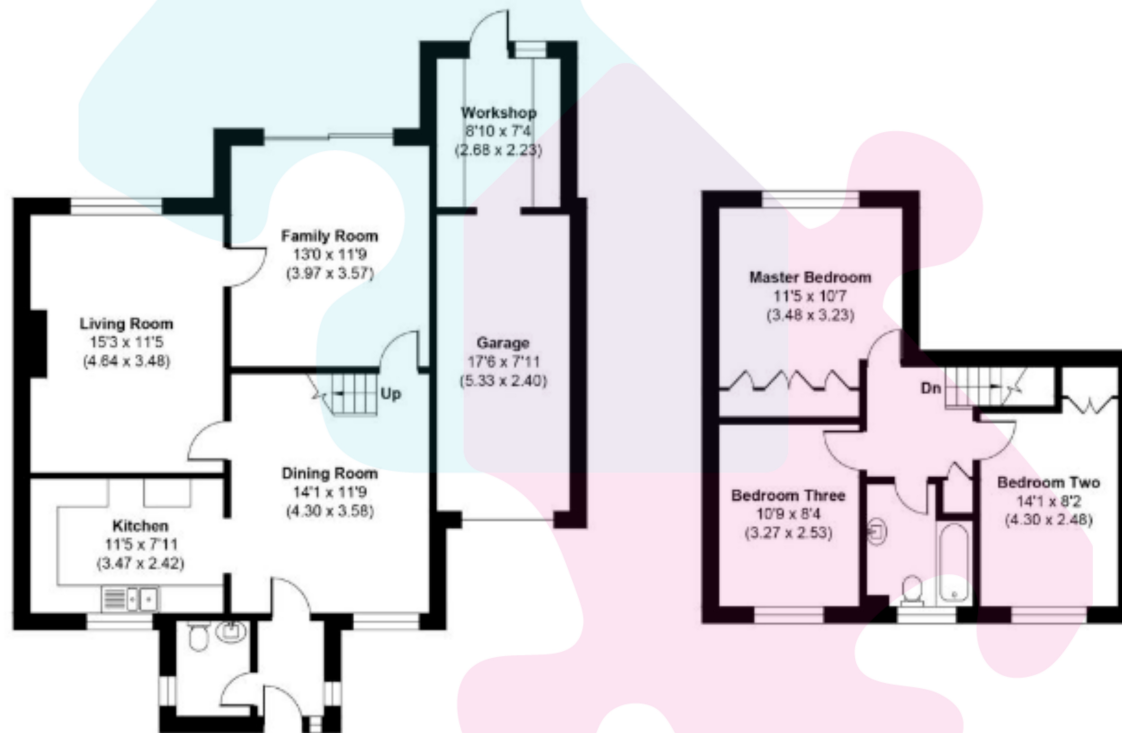
COUNCIL TAX BAND - E

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed



KILMUIR CLOSE

APPROX. GROSS INTERNAL FLOOR AREA 1303 SQ FT / 121.01 SQ METRES
(INCLUDES GARAGE)



GROUND FLOOR

FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

- IMMACULATLY PRESENTED
- CORNER PLOT
- REFITTED KITCHEN
- CLOAKROOM
- GARAGE AND WORKSHOP AT THE REAR
- THREE DOUBLE BEDROOMS
- REFITTED BATHROOM
- THREE SEPARATE RECEPTION ROOMS
- SOUTH EAST FACING GARDEN
- DRIVEWAY FOR THREE VEHICLES

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

